

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

March 21, 2011

Minutes

(Subject to Board of Director's approval)

Board President, Nathan Walter, called the meeting to order at 6:01 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Todd Matson,
John Morneault,
Craig Nicholson,
Joe De La Mora (Enviroscaping),
Bill Bold (Scribe),
James Nguyen (Bartlein and Company, Inc.)

Meeting Minutes: The **February Board Meeting minutes** (2/9/11) were reviewed and **approved** as presented.

Treasurer's Report:

	February '11	YTD
Total Income	\$67,334.65	\$132,727.53
Operating Expenses	26,921.95	56,138.95
Reserve Expenditures	22,117.33	23,238.28
Total Expenditures	49,039.28	79,377.23
Transfer to Reserve	(18,285.37)	(53,340.30)
Transfer from Reserve	0	0
Total in Savings	\$1,238,372.54	
Total Assets	\$1,288,023.29	

Operating Expenses are approximately 3% below budget.

The February Treasurer's Report was unanimously **accepted** as presented.

James N. presented the Grove Earthquake Insurance policy and copy of 2010 tax return to the Board.

Landscaping: Joe De La Mora (Enviroscaping) reported on tree trimming, vagrant sleeping in sauna, trees planted (6) to replace removed trees, and creek clean up near Elwood Elementary completed. Chris H. suggested a plan for periodically re-treating eucalyptus trees; Board **approved** re-treating in May and as recommended by Enviroscaping. Joe will remind the Board.

Old Business

The Board addressed:

- **Repairs:** James N. reported dry rot repair at unit 112 is pending for clear weather and he will check owner-reported dry rot site at unit 315.
- **Building 7606 improvements:** foundation retaining wall repair completed; waterproofing work recommended by Carter Constr.; received invoice for balance of payment (\$13.9K); balance will be paid on signoff for repair work by City of Goleta inspector, final inspection 3/22/11. Board approved payment to soil engineer (\$2,091.00); discussed (via cell conference call) waterproofing work with M. Sauter (Carter Constr.), bid to be sent to James N. on 3/22; Board authorized Nathan W. to give go-ahead on waterproofing after reviewing bid for up to \$6,000.00.
- **Common Area repairs policy:** Board general discussion. Tabled.
- **Exercise Room repairs/upgrade:** Board discussed replacing light fixtures, floor covering. James to ask an owner if she's interested in working with a board member to submit recommendations.

No other Old Business

New Business

Items addressed:

- **Liens:** Board approved filing property lien on APN #79-67051 (outstanding Association fees.).
- **Leak:** James to have owner of #131 contact Todd to review leak from unit above (#264).
- **Items for the April BOD meeting:**
Exterior painting: request by an owner for new windows;

No other New Business

(At this time, the Board adjourned to **Executive Session**)

The meeting was **adjourned** at 7:28PM.

The next Board meetings are scheduled for **Monday, April 18, 2011, (May 16, 2011; June 8, 2011) 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe